

# **VILLAGE OF BARTLETT**

## **COMMITTEE AGENDA**

**JULY 21, 2015**

### **PLANNING & ZONING**

1. Bartlett Point West 2
2. Zoning Ordinance Text Amendment for Building Height

### **POLICE & HEALTH**

1. Police Building Study

#### **EXECUTIVE SESSION:**

To Discuss Security Procedures  
Pursuant to Section 2(c)8 of the Open Meetings Act





## Agenda Item Executive Summary

Item Name (Case #14-27) Bartlett Pointe West      Committee or Board      Committee

### BUDGET IMPACT

Amount:      N/A      Budgeted      N/A  
List what fund      N/A

### EXECUTIVE SUMMARY

The Petitioner is requesting the following:

- (a) Approval of the 4<sup>th</sup> amended annexation agreement
- (b) Preliminary/Final Subdivision Plat,
- (c) Preliminary/Final PUD Plan,
- (d) Rezoning from PD-Townhomes to Single Family SR-4 PUD (Suburban Residence - Single Family),
- (e) Special Use for a PUD (Planned Unit Development) in the SR-4 District, and
- (f) a Comprehensive Plan Amendment to the Future Land Use Plan to allow the subject property to change from Mixed Use Business Park to Suburban Residential Uses (2-5 dwelling units/net acre)

The subject property is located along the east side of Southwind Blvd., south of West Bartlett Road approximately 1,050 feet east of Route 25.

### ATTACHMENTS (PLEASE LIST)

CD Staff Memo, Applicant Cover Letter, Application, Location Map, Multi-Family/Townhome Plan, Preliminary/Final Plat of Subdivision and PUD Plan, Landscape Plan and the Future Land Use Plan

### ACTION REQUESTED

For Discussion Only   X        To discuss the Petitioner's requests and forward to the Plan Commission for further review and to conduct the public hearing.

Resolution \_\_\_\_\_

Ordinance \_\_\_\_\_

Motion:

Staff:      Jim Plonczynski, Com Dev Director

Date:      July 13, 2015

**COMMUNITY DEVELOPMENT MEMORANDUM**

**15-123**

DATE: July 13, 2015  
TO: Valerie L. Salmons, Village Administrator  
FROM: Jim Plonczynski, CD Director  
RE: **(#14-27) Bartlett Pointe West**

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**PETITIONER**

Rich Guerard on behalf of Reliable Materials Corporation of Illinois (RMI)

**SUBJECT SITE**

East side of Southwind Blvd., South of West Bartlett Road (approximately 1,050 feet east of Route 25)

**REQUESTS**

- (a) Approval of the 4<sup>th</sup> amended annexation agreement
- (b) Preliminary/Final Subdivision Plat,
- (c) Preliminary/Final PUD Plan,
- (d) Land Use changes from PD-Townhomes to Single Family SR-4 PUD (Suburban Residence – Single Family),
- (e) Special Use for a PUD (Planned Unit Development) in the SR-4 District, and
- (f) A Comprehensive Plan Amendment to the Future Land Use Plan to allow the subject property to change from Mixed Use Business Park to Suburban Residential Uses (2-5 dwelling units/net acre)

**SURROUNDING LAND USES**

<b><u>Subject Site</u></b>	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
	<b><u>Vacant</u></b>	<b><u>Mixed Use Bus. Park</u></b>	<b><u>PD</u></b>
North	Blue Heron Business Park	Mixed Use Bus. Park	PD
South	Koehler Fields	Open Space	P-1
East	Single Family	Suburban Residential	PD
West	Vacant	Mixed Use Bus. Park	PD

**SITE HISTORY**

This property was zoned PD (Planned Development) and complied with the Comprehensive Plan which identified this site for commercial, office and industrial uses until the annexation agreement was amended to allow Multiple Family/Townhomes by Ordinance #2009-36 for the **Bartlett Pointe West Subdivision** (see attached plan). Bartlett Pointe West was a 64 unit townhome development approved as a Preliminary



Subdivision/PUD Plan. A final development plan was never submitted and the project was never built.

A concept Plan was submitted in July 2014 to modify the 64 unit townhome development and change it to a 29 single family home lot subdivision.

### **CURRENT APPLICATION SUBMITTAL AND DISCUSSION**

1. The Petitioner is requesting approval of the **4<sup>th</sup> amended annexation agreement, a Preliminary/Final Plat of Subdivision, Preliminary/Final PUD Plan and a Special Use for a PUD** for a proposed 29 single family lot subdivision (33 total lots including the Common Areas, Open Space/Detention and a Park Site.) The 8.97 acre site is currently vacant and is located at the southeast corner of West Bartlett Road and Southwind Blvd approximately 1,050 feet west of Route 25.
2. The Petitioner is also requesting to **Rezone** the property from the PD- Planned Development Zoning District to the SR-4 PUD Zoning District. The proposed minimum lot size for this subdivision is 7,500 square feet which most closely matches the SR-4 (Suburban Residence) District with a minimum lot size requirement of 6,000 square feet. (The average lot size is 8,902 square feet.) The **Special Use** request for the Planned Unit Development overlay on the subject property would allow for the following modifications from the bulk regulations:

#### **SR-4 PUD Bulk Regulations (Proposed)**

Rear Yard = 25 feet

#### **SR-4 Bulk Regulations**

Rear Yard = 45 feet

3. The Petitioner is requesting one modification from the Subdivision Ordinance to reduce the right-of-way width from the required 66' to 60' for proposed Olivia Court and Olivia Lane. The streets would still meet the required minimum pavement width of 28 feet.
4. The petitioner will also extend the bike path along the northern edge of the development (as requested in the right of way) to tie into the existing bike path system.
5. The Southwind Boulevard street plans have a sidewalk along the east side of the street to connect the bike path along West Bartlett Road to the subdivision and south towards the park.
6. The petitioner proposes to dedicate a 0.36 acre open space to the Bartlett Park District at the south end of the development to add to the existing Kohler Fields and ball field area (Lot 30).
7. The petitioner is asking that the western and northern perimeter provide for buffering of the development (i.e. fence and landscaping) to help minimize the impact from future non-residential development to the west and reduce the existing noise from West Bartlett Road.

8. Open spaces will be located on the Common Area Lots 31, 32 and 33. These 30' wide and 25' wide lots respectively would serve as a buffer from West Bartlett Road and Southwind Boulevard for the future homeowners. These Common Areas Lots would be maintained by the Homeowner's Association.
9. The Petitioner will be installing a 4' high aluminum fence with stone accent piers along Southwind Blvd and a 4' high fence along West Bartlett Road to comply with the West Bartlett Road Corridor Plans.
10. The Petitioner will be installing one 25' tall streetlight along West Bartlett Road to comply with the West Bartlett Road Corridor Plans.
11. The Comprehensive Plan currently identifies this site as Mixed Use Business Park. Therefore, the Petitioner is requesting that a **Comprehensive Plan Amendment** to the Future Land Use Plan be made to change the plan to allow for Suburban Residential Uses (2-5 dwelling units/net acre) to coincide with this proposed single family development. The proposed subdivision would have a net density of 4.17 dwelling units/acre and would be in compliance with the proposed amendment to the plan.

### **RECOMMENDATION**

The Staff recommends forwarding the petition to the Plan Commission for their review and to conduct the public hearing.

A copy of the Preliminary/Final Subdivision Plat, the PUD Plan, the Future Land Use Plan and additional background information are attached for your review.

alz/attachments

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GUERARD, KALINA & BUTKUS  
ATTORNEYS AT LAW

RECEIVED  
COMMUNITY DEVELOPMENT  
OCT -7 2014  
VILLAGE OF  
BARTLETT

RICHARD M. GUERARD  
MARK F. KALINA  
MARY E. KRASNER  
J. STEVEN BUTKUS  
JOHN J. PCOLINSKI, JR.  
*Of Counsel* MARK J. CARROLL  
www.gkblawfirm.com

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WHEATON, IL 60187  
PH. (630) 665-9033  
FAX (630) 690-9652  
WRITER'S DIRECT (630) 698-4700  
EMAIL: richguerard@wydp.com

October 2, 2014

President and Board of Trustees  
228 S. Main Street  
Bartlett, IL 60103

Re: Bartlett Pointe West Planned Development Application with Exhibits  
Preliminary & Final Engineering and Plat

Dear Mr. President and Board of Trustees

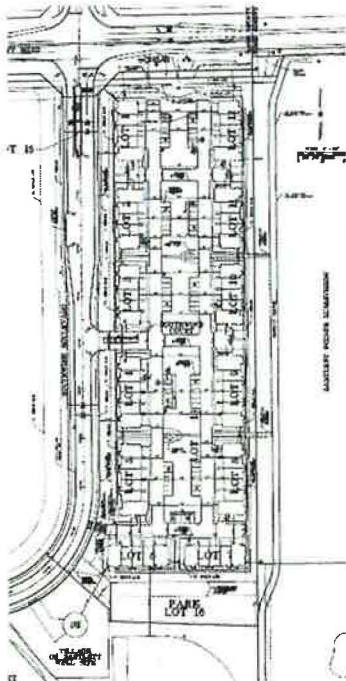
Bluff City, LLC and Bluff City Limited Partnership ("Bluff City"), the owner of the approximately 8.97 acres at the southeast corner of West Bartlett Road and Southwind Blvd in the Village of Bartlett, is submitting its application for an amendment to its current Planned Unit Development to permit its proposed project, of Bartlett Pointe West planned as 30 Single Family Homes.



This property was the subject of an amendment to an annexation agreement to allow Multiple Family/Townhomes by Ordinance #2009-36 for the Bartlett Point West Subdivision and is zoned in the Village PD (Planned Development) with an approved plan and preliminary engineering with 64 townhomes. This zoning use is equivalent to SR-5 in the Village zoning code. RMI is proposing amending the PD to permit 30 single family homes. This zoning use is equivalent to SR-4 in the Village zoning code.

EXISTING PLAN 64 TOWNHOMES

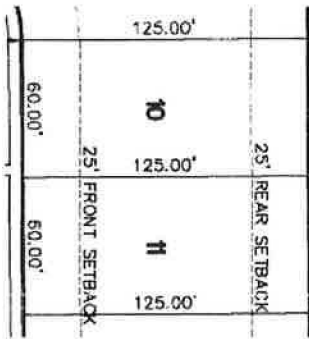
CONCEPT PLAN 30 SINGLE FAMILY HOMES



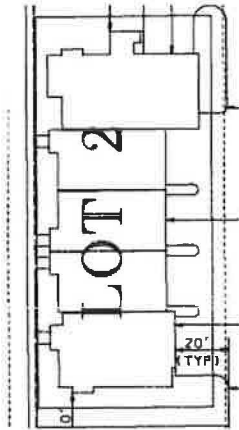
The primary reason for the requested change in use and reduction of density for the property is the change in the housing market. The 64 townhomes for the property were approved by the Village in January of 2008. Everyone is aware of the dramatic crash of the housing market resulting in the equivalent of a real estate depression for newly constructed homes. It has been more than 6 years since the Village approvals of the townhomes and there is still not sufficient market demand for rear-entry townhomes to make the project economically feasible to build. There is however sufficient demand for single family homes for a successful project.

The SR-4 zoning will still provide for a transitional use between the single family homes to the east, the Bartlett Pointe Subdivision and the commercial property to the west. We were also the developer of the Bartlett Pointe Subdivision. The Bartlett Pointe West single family homes will be very compatible and will complement and be a good neighbor for the single family homes to east. The existing Bartlett Pointe Subdivision has typical lots of 65' x 125' (8,125 s.f.) and 65' x 135' (8,775 s.f.) with some smaller and larger lots. The Concept Plan's typical lot is 60' x 125' (7,500 s.f.). The typical townhome lot was 23' wide, much smaller and with greater unit density. Bartlett Pointe and the Concept Plan both have a front yard setback requirement of 25'. The Townhome Plan has a minimum set back of 20'.

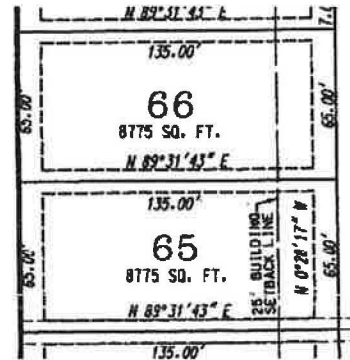
Concept Plan Lot



Townhome Lot



Bartlett Pointe Lot



The concept plan process has been completed with both the Planning Commission and the Village Board. We have since then completed the draft Preliminary and Final Plat and Preliminary and Final Engineering and we are submitting them with the Application. We are excited about the possibility of developing another single family project in the Village of Bartlett. Please do not hesitate to contact me with any questions or concerns. My cell is the best number to reach me: 630-698-4700.

Sincerely,

Richard M. Guerard





# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

(Please type or complete in blue or black ink.)

For Office Use Only  
Case # 14-27  
RECEIVED  
COMMUNITY DEVELOPMENT  
OCT - 7 2014  
VILLAGE OF  
BARTLETT

**PROJECT NAME** BARTLETT POINT WEST

## PETITIONER INFORMATION

**Name:** Reliable Materials Corporation of Illinois **Phone:** 630-698-4700  
**Address:** 2250 Southwind Blvd. **Fax:** 630-690-9652  
Bartlett, IL 60103 **Mobile:** 630-698-4700  
**Email:** rich@wydp.com

## PROPERTY OWNER INFORMATION

**Name:** Bluff City, LLC and Bluff City Limited Partnership **Phone:** 630-698-4700  
**Address:** 2250 Southwind Blvd. **Fax:** 630-690-9652  
Bartlett, IL 60103 **Mobile:** 630-698-4700  
**Email:** rich@wydp.com

## ACTION REQUESTED (Please check all that apply.)

- Annexation
- PUD (preliminary)
- PUD (final)
- Subdivision (preliminary)
- Subdivision (final)
- Site Plan
- Unified Business Center Sign Plan
- Other (please describe) Final Engineering
- Special Use (please describe) PD Single Family
- Variation (please describe) \_\_\_\_\_
- Rezoning from PD Townhomes to PD Single Family
- Text Amendment

**SIGN PLAN REQUIRED?** (Please Circle.) Yes or **No**

(Note: A Unified Business Center Sign Plan is required for four or more individual offices or businesses sharing a common building entrance or private parking lot.)

## PROPERTY INFORMATION

**Common Address/General Location of Property:** East side of Southwind Blvd. & South of West Bartlett Rd.

Property Index Number ("Tax PIN"/"Parcel ID"): 06-36-400-035 06-36-400-038  
06-36-400-042 06-36-400-042

**Zoning:** Existing: PD Townhomes 64 units **Land Use:** Existing: Vacant  
(Refer to Official Zoning Map)  
Proposed: PD Single Family 30 units Proposed: Single Family Homes

**Comprehensive Plan Designation for this Property:** Mixed Use Business Park  
(Refer to Future Land Use Map)

**Acreage** \_\_\_\_\_

**For PUD's and Subdivisions:**

No. of Lots/Units: 30  
Minimum Lot: Area 7,500 Width 60 ft Depth 125 ft  
Average Lot: Area 8,742 Width 60 ft Depth 125 ft

**APPLICANT'S EXPERTS** (Including name, address, phone, fax and email; mobile phone is optional)

**Attorney** Richard Guerard, Guerard, Kalina & Butkus, 310 S. County Farm Rd., Wheaton, IL 60187  
Phone - 630-698-4700, fax- 630-690-9652, email- rich@wydp.com  
\_\_\_\_\_  
\_\_\_\_\_

**Engineer** Martin Burke, Mackie Consultants, Inc., 9575 W. Higgins Road, Ste 500, Rosemont, IL 60018  
phone- 847-696-1400, fax- 847-696-1410, email- mburke@mackieconsult.com  
\_\_\_\_\_  
\_\_\_\_\_

**Surveyor** Same as Engineer  
\_\_\_\_\_  
\_\_\_\_\_

**Land Planner** Charles Hanlon, WBK Associates, Ltd., 116 W. Main St., Ste 208, St. Charles, IL 60174  
Phone- 630-443-4455, email- chanlon@wbkengineering.com  
\_\_\_\_\_

**FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS**

Both the Plan Commission and Village Board must decide if the requested Planned Unit Development meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. The proposed Planned Unit Development is desirable to provide a mix of uses which are in the interest of public convenience and will contribute to the general welfare of the community.

Their is a current demand and need for Single Family lots in the Village of Bartlett. The property is currently zoned and has preliminary plat approval for 64 Townhomes. There is not a current demand for Townhomes.

The single family lots are in the interest of public convenience to meet and existing need and will contribute to the general welfare of the community.

2. The Planned Unit Development will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

Single Family Homes are a low impact use. The conversion of the use from 64 townhomes to 30 Single Family homes will not be injurious and will increase the property values of properties in the vicinity. The homes will provide an appropriate transitional use between the Bartlett Point Subdivision to the east and the business park to the west.

3. The Planned Unit Development shall conform to the regulations and conditions specified in the Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

Bartlett Pointe West will conform to the regulations and conditions specified in the Title for such use and with the stipulation and conditions made a part of he authorization granted by the Village Board of Trustees.

4. The proposed uses conform to the Comprehensive Plan and the general planning policies of the Village for this parcel.

The property was the subject of an amendment to an annexation agreement to allow 64 Multiple Family/Town homes by Ordinance #2009-36 with an approved plan and preliminary engineering with 64 townhomes. This was equivalent to SR-5 in the Village zoning code. The Owner is proposing amending the PD to permit 30 single family homes which zoning use is equivalent to SR-4 in the Village zoning code and is compatible with the Plan.

5. Each of the proposed uses is a permitted or special use in the district or districts in which the Planned Unit Development would be located.

The Single Family Homes will be a permitted use in the proposed PD for single family.

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6. The Planned Unit Development is designed, located and proposed to be operated and maintained so that the public health, safety and welfare will not be endangered or detrimentally affected.

The project is property designed and located. There will be a Home Owners Association and in accordance with Village approvals a back up SSA to assure proper maintenance.

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7. It shall not substantially lessen or impede the suitability for permitted use and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity.

Single Family Homes will be a permitted use under the PD. The conversion of the use from 64 townhomes to 30 Single Family homes will not be injurious and will increase the property values of properties in the vicinity.

The homes will provide an appropriate transitional use between the Bartlet Point single family homes to the east and the business park to the west.



8. Impact donations shall be paid to the Village in accordance with all applicable Village ordinances in effect at the time of approval.

The Impact donations shall be paid to the Village in accordance with the Annexation Agreement and all applicable Village ordinances in effect at the time of approval.

9. The plans provide adequate utilities, drainage and other necessary facilities.

The final engineering is submitted with the Application and provides adequate utilities, drainage and other necessary facilities.

10. The plans provide adequate parking and ingress and egress and are so designed as to minimize traffic congestion and hazards in the public streets.

The plans provide adequate parking and ingress and egress and are so designed as to minimize traffic congestion and hazards in the public streets. The final engineering is submitted with the Application.

11. The plans have adequate site area, which area may be greater than the minimum in the district in which the proposed site is located, and other buffering features to protect uses within the development and on surrounding properties.

The final plat and engineering are submitted with the Application and provides for appropriate buffering to protect the uses within the development and on surrounding properties.

12. There is reasonable assurance that, if authorized, the PUD will be completed according to schedule and adequately maintained.

The Developer/Owner has developed several hundred acres at this location. It developed the Bartlett Pointe

Subdivision to the to the east and the business park to the west of the property. It is an experienced developer

and builder of residential subdivisions.

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## ACKNOWLEDGEMENT

The undersigned hereby acknowledges he/she is familiar with the code requirements which relate to this petition and certifies that this submittal is in conformance with such code(s). He/she further understands that any late, incomplete or non-conforming submittal will not be scheduled on an agenda.

SIGNATURE: 

PRINT NAME: Richard M. Guerard

DATE: October 3, 2014

## REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, consulting planner's fees, public advertising expenses, court reporter fees and recording expenses. Please complete (print) the information requested below and provide a signature.

NAME OF PERSON TO BE BILLED: Reliable Materials Corporation of Illinois, attn. Richard Guerard

ADDRESS: 2250 Southwind Blvd., Bartlett, IL 60103

PHONE NUMBER: 630-698-4700

SIGNATURE: 

DATE: October 3, 2014

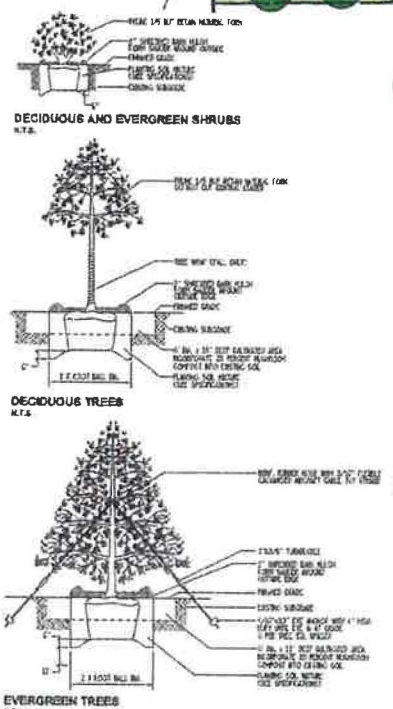


# LOCATION MAP

## Bartlett Pointe West



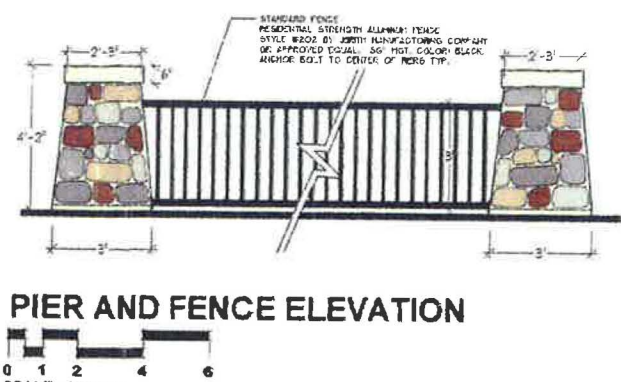
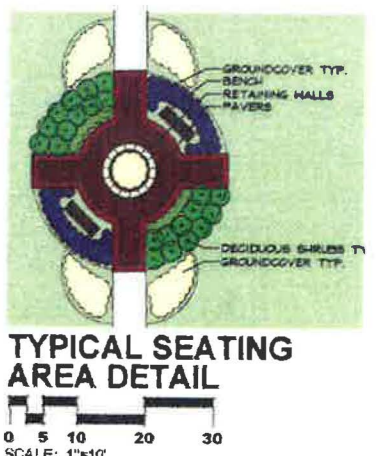
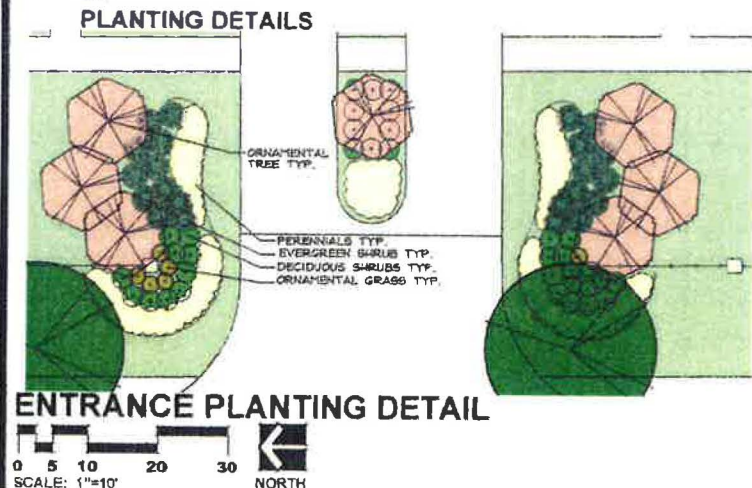




### REPRESENTATIVE PLANT LIST

Key	Botanical/Common Name	Size	Remarks	Key	Botanical/Common Name	Size	Remarks
<b>SHADE TREES</b>							
●	Aster fraxinifolius	2 1/2' Cal.		●	DESIDUOUS SHRUBS		
●	AUTUMN BLAZE MAPLE	2 1/2' Cal.		●	Cornus alternifolia	36" Tall	4 O.C.
●	Celtis occidentalis	2 1/2' Cal.		●	DIAPYSPORA	36" Tall	5 O.C.
●	COMMON HUCKLEBERRY	2 1/2' Cal.		●	Euonymus alatus 'Compact'	24" Tall	3 O.C.
●	Quercus prinus 'Scotch'	2 1/2' Cal.		●	ANTHONY HATER SPIREA	24" Tall	3 O.C.
●	SCOTCH HONEYLOCUST	2 1/2' Cal.		●	DIAPYSPORA	24" Tall	3 O.C.
●	Pyrus calleryana 'Redspire'	2 1/2' Cal.		●	Viburnum acerifolium	36" Tall	5 O.C.
●	REDSPIRE PEAR	2 1/2' Cal.		●	ARBOREAL VIBURNUM	36" Tall	5 O.C.
●	Quercus macrocarpa	2 1/2' Cal.		●	EVERGREEN SHRUBS		
●	SWAMP WHITE OAK	2 1/2' Cal.		●	Jarvisia chinensis 'Sargent'	24" Tall	3 O.C.
●	Thuja occidentalis 'Greenham'	2 1/2' Cal.		●	BARBENT JUNIPER	24" Tall	3 O.C.
●	GREENHAM LITTLELEAF LINDEN	2 1/2' Cal.		●	Jarvisia chinensis 'Baughman'	24" Tall	3 O.C.
●	Larix laricina	2 1/2' Cal.		●	BEADY JUNIPER	24" Tall	3 O.C.
●	REGAL SPICEDALEAF CEDAR	2 1/2' Cal.		●	Jarvisia chinensis 'Yellow Compact'	24" Tall	3 O.C.
●	ORNAMENTAL TREES			●	KALAJAY COMPACT PRITZER JUNIPER	24" Tall	3 O.C.
●	Amaranthus grandiflorus	4' Tall	Clump Form	●	Taxus media 'Densaformis'	24" Tall	3 O.C.
●	APPLE SERVICEBERRY	4' Tall	Clump Form	●	PERENNIALS AND ORNAMENTAL GRASSES		
●	Baldia alba	4' Tall	Clump Form	●	Conoclinium 'Mantle'	1 Gal.	16" O.C.
●	RIVER BIRCH	4' Tall	Clump Form	●	POONYEAR CORONILLA	1 Gal.	16" O.C.
●	Alnus glabris	4' Tall	Clump Form	●	Manisuris 'Phlox' 'Kilom'	1 Gal.	16" O.C.
●	BLACK ALDER	4' Tall	Clump Form	●	FRANCOIS INULNA HOSTA	1 Gal.	16" O.C.
●	Cornus Flax	4' Tall	Clump Form	●	Menyanthes 'Missy Returns'	1 Gal.	16" O.C.
●	CORNELIACHERRY DOGGWOOD	4' Tall	Clump Form	●	HAPPY RETURNS DAYLILY	1 Gal.	16" O.C.
●	CHRYSALEA	4' Tall	Clump Form	●	Larix laricina 'Knox'	1 Gal.	16" O.C.
●	DOGWOOD	4' Tall	Clump Form	●	SPIRE GAYFATHER	1 Gal.	16" O.C.
●	THORNLESS DOGWOOD HANTHORN	4' Tall	Clump Form	●	HEARTILY WANTS 'Graciosa'	2 Gal.	8" O.C.
●	MOSE 'White Fire'	4' Tall	Clump Form	●	DIAPYSPORA	1 Gal.	24" O.C.
●	PEARLS FIRE CORNUS	4' Tall	Clump Form	●	SHARP POUNTAIN GRASS	1 Gal.	18" O.C.
●	EVERGREEN TREES			●	RUTADIA 'Goldilocks'	1 Gal.	18" O.C.
●	Able concolor	4' Tall		●	GOLDEN EYED SUGAR	1 Gal.	18" O.C.
●	WHITE FIR	4' Tall		●	Sedum 'Autumn Joy'	1 Gal.	18" O.C.
●	Picea canadensis	4' Tall		●	Sedum 'Autumn Joy'	1 Gal.	18" O.C.
●	BLACK HILLS SPRUCE	4' Tall		●	Saxifraga 'East Friesland'	1 Gal.	18" O.C.
●	Picea canadensis	4' Tall		●	EAST FRIESELAND SALVIA	1 Gal.	18" O.C.
●	GREY COLORADO SPRUCE	4' Tall		●	GRASSCOVERS		
●	PRINCE OF WALES PINE	4' Tall		●	Euonymus fortunei 'Alatus'	2 Gal.	12" O.C.
●	Taxus canadensis 'Tortuosa'	4' Tall		●	PURPLELEAF HINTERSEPER	2 Gal.	12" O.C.
●	WITCHAMOUNTAIN	4' Tall		●	WOOD ROSE 'Boule'	2 Gal.	12" O.C.
●	PERENNIALS AND ORNAMENTAL GRASSES			●	PERENNIALS		
●	Conoclinium 'Mantle'	1 Gal.	16" O.C.	●	Euonymus fortunei 'Alatus'	2 Gal.	12" O.C.
●	POONYEAR CORONILLA	1 Gal.	16" O.C.	●	PURPLELEAF HINTERSEPER	2 Gal.	12" O.C.
●	Manisuris 'Phlox' 'Kilom'	1 Gal.	16" O.C.	●	WOOD ROSE 'Boule'	2 Gal.	12" O.C.
●	FRANCOIS INULNA HOSTA	1 Gal.	16" O.C.				
●	Menyanthes 'Missy Returns'	1 Gal.	16" O.C.				
●	HAPPY RETURNS DAYLILY	1 Gal.	16" O.C.				
●	Larix laricina 'Knox'	1 Gal.	16" O.C.				
●	SPIRE GAYFATHER	1 Gal.	16" O.C.				
●	HEARTILY WANTS 'Graciosa'	2 Gal.	8" O.C.				
●	DIAPYSPORA	1 Gal.	24" O.C.				
●	SHARP POUNTAIN GRASS	1 Gal.	18" O.C.				
●	RUTADIA 'Goldilocks'	1 Gal.	18" O.C.				
●	GOLDEN EYED SUGAR	1 Gal.	18" O.C.				
●	Sedum 'Autumn Joy'	1 Gal.	18" O.C.				
●	Sedum 'Autumn Joy'	1 Gal.	18" O.C.				
●	Saxifraga 'East Friesland'	1 Gal.	18" O.C.				
●	EAST FRIESELAND SALVIA	1 Gal.	18" O.C.				
●	GRASSCOVERS						
●	Euonymus fortunei 'Alatus'	2 Gal.	12" O.C.				
●	PURPLELEAF HINTERSEPER	2 Gal.	12" O.C.				
●	WOOD ROSE 'Boule'	2 Gal.	12" O.C.				
●	PERENNIALS						

- ### GENERAL NOTES
- Contractor shall verify underground utility lines and is responsible for any damage.
  - The contractor shall locate all existing utilities underground and overhead where applicable. Where underground utilities exist, field adjustments must be approved by the landscape architect prior to installation.
  - Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
  - Material quantities shown are for contractor's convenience only. The contractor must verify all material and supply sufficient materials to complete the job per plan.
  - Work shall conform to American Standards for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
  - The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
  - The landscape architect reserves the right to reject landscape material on site whether stock piled or installed in place.
  - All plants shall be planted per the landscape plan and specifications. Plantings not found to be in compliance shall be replanted correctly at no additional expense to the owner.
  - Final grade, fertilizer and soil/aerated all disturbed areas within the construction limits as shown. All areas shall be completely and shall not pond nor puddle.
  - Where planting beds meet turf areas, the contractor shall provide a cultivated edge.
  - For trees planted in turf areas, provide a 3'-0" dia. mulch ring (remove existing turf) at 4" thick with a cultivated edge.
  - An approved pre-emergent herbicide shall be applied in all planting beds at a rate specified by manufacturer for each plant variety.
  - Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper installation of this work and comply with all codes applicable to this work.
  - Ensure all driveway trees are 25 feet from light poles, 4 feet from drives, 5 feet from hydrants, and 5 feet from manholes.
  - Some field adjustments may be necessary to ensure that there are no plant material conflicts with utilities.
  - Field adjustments may be made due to final locations of utilities. Any adjustments shall be approved by landscape architect.
  - Some field adjustments may be necessary to ensure that there are no conflicts between relocated and proposed trees.



GARY R. WEBER ASSOCIATES, INC.  
LAND PLANNING ARCHITECTURE  
224 SOUTH MAIN STREET  
CHICAGO, ILLINOIS 60604-7097  
TEL: 312.587.1000  
FAX: 312.587.1001

DATE: LANDYSON  
165W Main St, Ste. 206  
St. Charles, Illinois 60187

BARTLETT POINT WEST  
BARTLETT, ILLINOIS  
PRELIMINARY LANDSCAPE PLAN

DATE: 6/1/06  
PROJECT NO.: 070106  
DRAWN: DJH  
CHECKED: RSO  
SHEET: 1 OF 1

JUN 2 2 2006  
VILLAGE OF BARTLETT

MULTI FAMILY/ TOWNHOME PLAN





# PRELIMINARY/FINAL PLAT OF SUBDIVISION AND PUD PLAN BARTLETT POINTE WEST

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH,  
 RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.

RECORDING SPACE



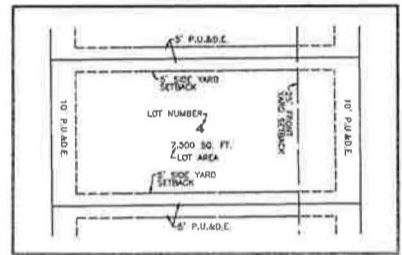
**P.I.N.:**  
 06-36-400-039  
 06-36-400-038  
 06-36-400-040  
 06-36-400-042



**SHEET INDEX:**  
 PAGE 1 OF 2 - OVERALL BOUNDARY & LOT DETAIL  
 PAGE 2 OF 2 - CERTIFICATES & EASEMENT PROVISIONS

**SETBACKS:**  
 FRONT: 25 FEET  
 REAR: 10 FEET  
 SIDE: 5 FEET

HERETOFORE DEDICATED TO THE  
 POINT OF BEGINNING AS DOCUMENT 2008K010201

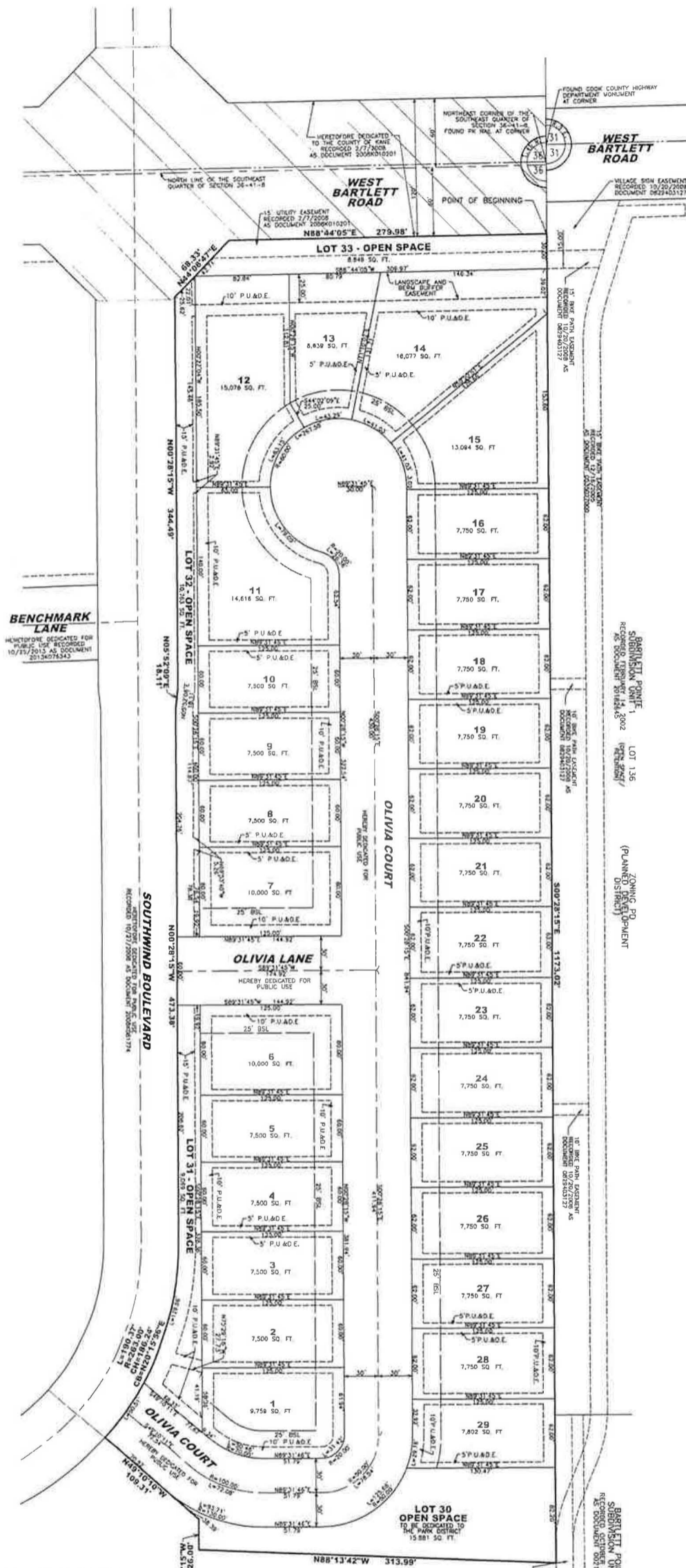


THE MAXIMUM IMPERVIOUS SURFACE PERCENTAGE FOR ALL  
 BUILDINGS AND STRUCTURES INCLUDING PAVED IMPERVIOUS  
 SURFACES SHALL NOT EXCEED 15% FOR LOTS LESS THAN 10,000 SQUARE FEET

THE MAXIMUM IMPERVIOUS SURFACE PERCENTAGE FOR ALL  
 BUILDINGS AND STRUCTURES INCLUDING PAVED IMPERVIOUS  
 SURFACES SHALL NOT EXCEED 10% FOR LOTS LESS THAN 20,000 SQUARE FEET

LOT NUMBER	LOT AREA (SQ. FT.)	LOT WIDTH (FEET)
1	9,750	100
2	7,500	100
3	7,500	100
4	7,500	100
5	10,000	100
6	7,500	100
7	10,000	100
8	7,500	100
9	7,500	100
10	7,500	100
11	14,616	100
12	15,078	100
13	8,838	100
14	16,077	100
15	13,084	100
16	7,750	100
17	7,750	100
18	7,750	100
19	7,750	100
20	7,750	100
21	7,750	100
22	7,750	100
23	7,750	100
24	7,750	100
25	7,750	100
26	7,750	100
27	7,750	100
28	7,750	100
29	7,802	100
TOTAL	238,135	N/A
AVERAGE	8902	84.77
MINIMUM LOT SIZE	7,500 SQUARE FEET	
MINIMUM LOT WID.	100 FEET	
30	15,881	N/A
31	8,988	N/A
32	8,988	N/A
33	8,988	N/A

AREA HEREBY SUBDIVIDED:  
 387,181 SQ. FT. OR 8.888 ACRES



**SURVEYOR'S NOTES:**  
 1. THIS PLAT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.  
 2. BEARINGS SHOWN HEREON ARE BASED ON ZONE 1201, ILLINOIS EAST 1983 STATE PLANE COORDINATE SYSTEM.  
 3. THE SURVEY PROPERTY IS ZONED AS FOLLOWS:  
 4. FROM THE PLANNED DEVELOPMENT DISTRICT.  
 5. FROM THE KANE COUNTY TREASURER'S OFFICE WEBSITE @ WWW.KANE.COUNTY.IL.GOV.  
 6. ALL EASEMENTS AND ACCESS EASEMENTS ARE ALSO PUBLIC UTILITY AND DRAINAGE EASEMENTS.  
 7. THE BARTLETT POINTE WEST HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE, REPAIR AND REPLACEMENT OF ALL UTILITIES CONTAINED WITHIN LOT 30 AND LOT 33.  
 8. A PLANNED EASEMENT FOR UTILITIES AND DRAINAGE SHALL BE GRANTED OVER LOT 30 AND LOT 33.  
 9. THERE SHALL BE NO DIRECT ACCESS TO SOUTHWIND BOULEVARD FROM LOTS 1-12.  
 10. THERE SHALL BE NO DIRECT ACCESS TO WEST BARTLETT ROAD FROM LOT 33.

**GENERAL NOTES:**  
 1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL POINTS THEREOF.  
 2. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.

RECEIVED  
 COMMUNITY DEVELOPMENT

JUN 29 2015

VILLAGE OF  
 BARTLETT

**OWNER/DEVELOPER:**  
 RELIABLE MATERIAL CORPORATION OF ILLINOIS  
 2225 SOUTHWIND BOULEVARD  
 BARTLETT, IL 60103

**ENGINEER/SURVEYOR:**  
 MACKIE CONSULTANTS, LLC  
 9575 WEST HIGGINS ROAD  
 SUITE 300  
 ROSEMONT, ILLINOIS 60018  
 PHONE (630) 898-1400  
 FAX (630) 898-1410

**Mackie Consultants, LLC**  
 9575 W. Higgins Road, Suite 500  
 Rosemont, IL 60018  
 (847) 696-1400  
 www.mackieconsult.com

DATE	DESCRIPTION OF REVISION	BY	SCALE
05/24/15	REVISED PER VILLAGE COMMENTS	MSR	
05/22/15	REVISED PER VILLAGE AND KDOT REVIEW	MRD	
01/07/15	VILLAGE REVIEW LETTER DATED 11/21/14	MRD	

DESIGNED: KJM  
 DRAWN: MRD  
 APPROVED: DAG  
 DATE: 8/29/14  
 SCALE: 1"=50'

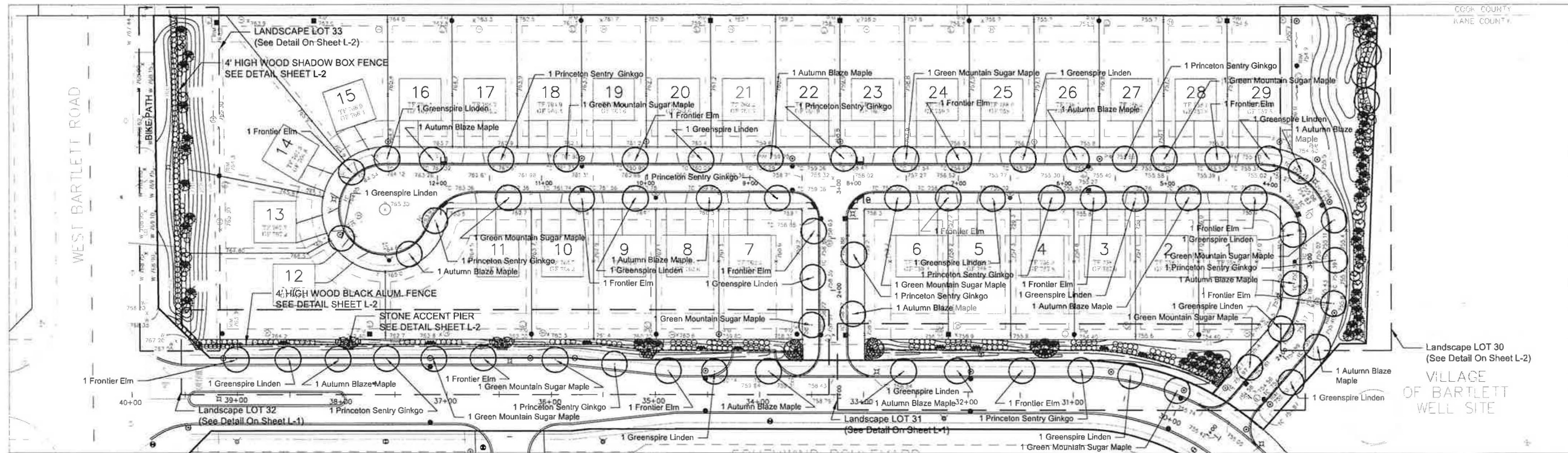
**PRELIMINARY/FINAL PLAT OF  
 SUBDIVISION AND PUD PLAN  
 BARTLETT POINTE WEST  
 BARTLETT, ILLINOIS**

SHEET  
**1** OF **2**

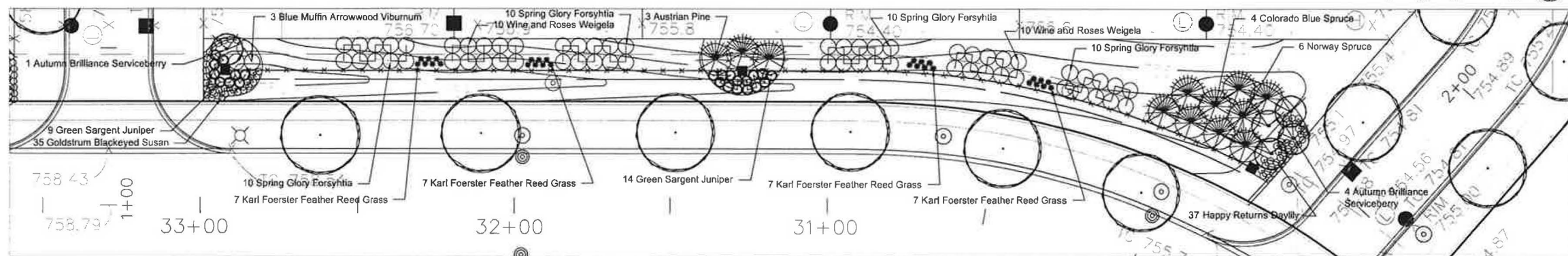
PROJECT NUMBER: 600C  
 © MACKIE CONSULTANTS, LLC, 2015  
 ILLINOIS FIRM LICENSE 184-002654



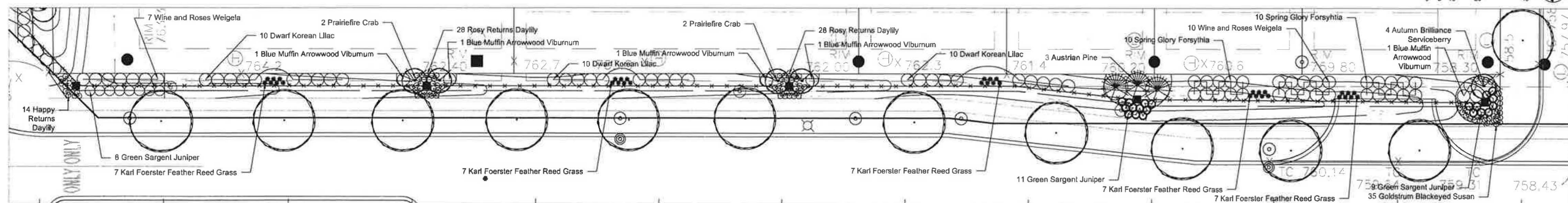




OVERALL LANDSCAPE PLAN



Landscape Lot 31 - Detail



Landscape Lot 32- Detail

**CB** CHRISTOPHER B. BURKE ENGINEERING, LTD.  
 9575 W. Higgins Road, Suite 600  
 Rosemont, Illinois 60018  
 (847) 823-0500

CLIENT: **WYNDHAM DEERPOINT HOMES**  
 2250 SOUTHWIND BOULEVARD  
 BARTLETT, ILLINOIS 60103  
 PHONE: 630 966-1000 FAX: 630 966-1006

DSGN.	DJG	TITLE:
DWN.	DJG	
CHKD.		
1-8-2015	PER VILLAGE REVIEW COMMENTS	
5-29-2015	SITE PLAN REVISION	
NO.	DATE	NATURE OF REVISION
FILE NAME	C:\Users\dgotham\Documents\CBEL 2014 Projects\Woods-Bartlett	CHKD. MODEL:

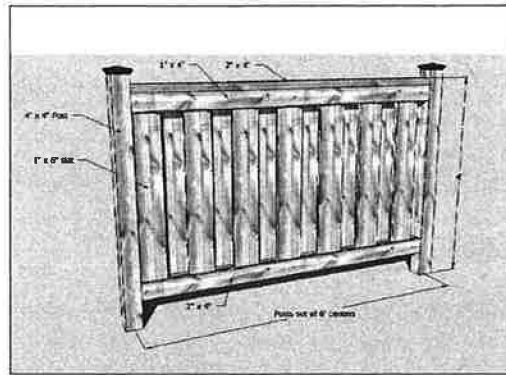
**LANDSCAPE PLAN**  
 Bartlett Pointe West  
 Bartlett, Illinois

PROJ. NO.  
 DATE: 10/23/14  
 SHEET 2 OF 2  
 DRAWING NO.

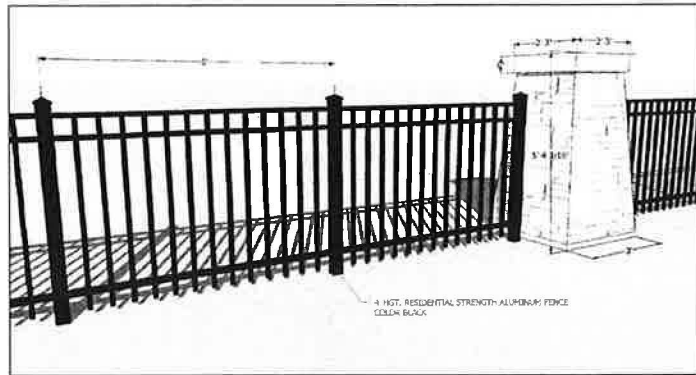
Douglas Gotham, RLA157.000575

**L-1**





4' HGT. SHADOW BOX FENCE DETAIL

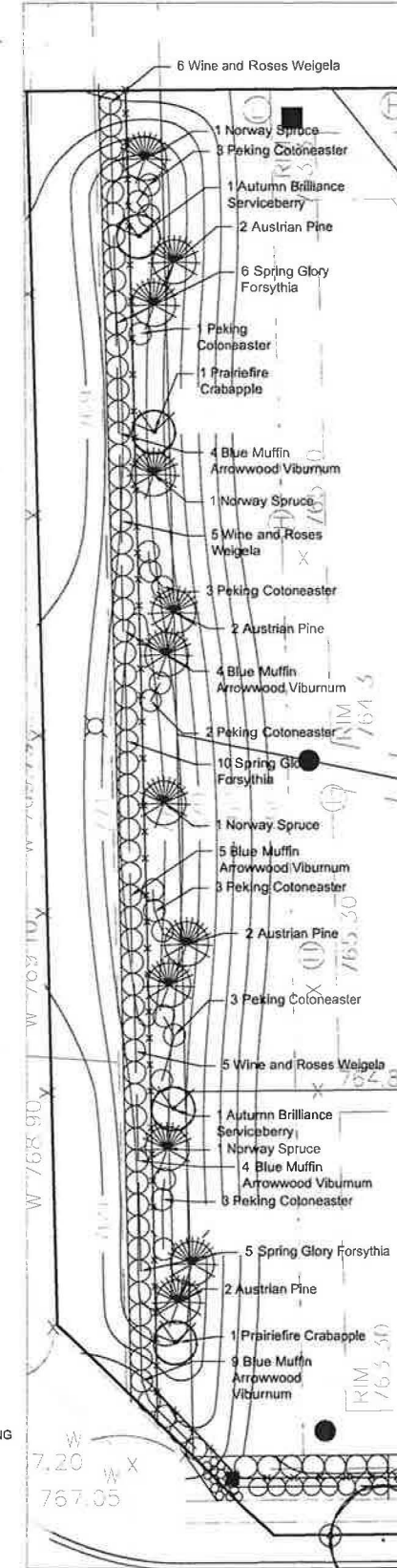


4' HGT. ALUMINUM FENCE WITH STONE ACCENT PIER DETAIL

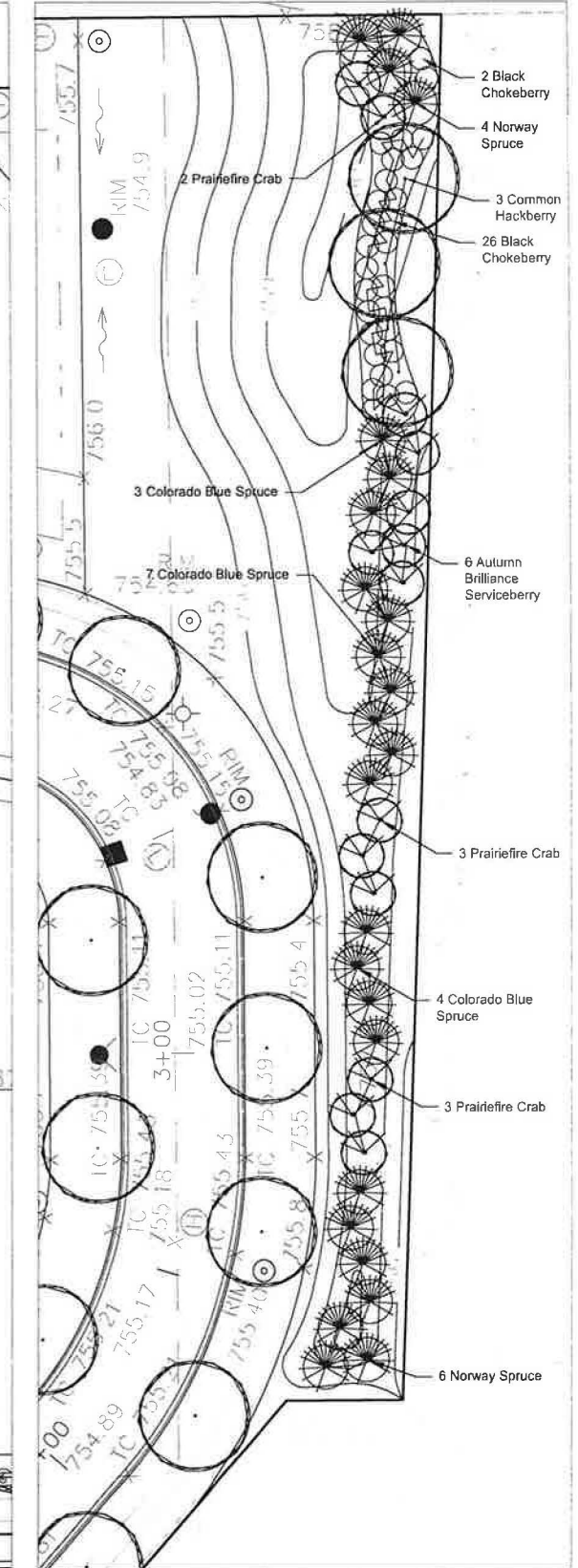
SYM	BOTANICAL NAME	COMMON NAME	Qty.	Size	Cond.
<b>Deciduous Shade Trees</b>					
Ac fr	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	13	2.5"	B & B
Ac sa	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	11	2.5"	B & B
Ce oc	Celtis occidentalis	Common Hackberry	3	2.5"	B & B
Gl bi	Ginkgo biloba	Ginkgo	11	2.5"	B & B
Ti co	Tilia cordata 'Greenspire'	Greenspire Linden	16	2.5"	B & B
Ul fr	Ulmus 'Frontier'	Frontier Elm	14	2.5"	B & B
<b>Deciduous Ornamental Trees</b>					
Am gr	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	14	10' Clump	B & B
Ma PF	Malus Prairie Fire	Prairie Crab	14	9' Clump	B & B
<b>Evergreen Trees</b>					
P ab	Picea abies	Norway Spruce	20	12"	B & B
P pu	Picea pungens glauca	Colorado Blue Spruce	8	8"	B & B
P ni	Pinus nigra	Austrian Pine	14	8"	B & B
<b>Deciduous Shrubs</b>					
Ar me	Aronia melanocarpa 'Elaia'	Black Chokeberry	39	24"	Cont.
Co ap	Cotoneaster apiculata	Peking Cotoneaster	18	36"	B & B
Fo im	Forsythia x intermedia 'Spring Glory'	Spring Glory Forsythia	81	4"	B & B
Sy me	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	30	24"	Cont.
V de	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	33	4"	B & B
We fl	Weigela florida 'Wine and Roses'	Wine and Roses Weigela	53	24"	Cont.
<b>Evergreen Shrubs</b>					
Ju ch	Juniperus chinensis sargentii 'Viridis'	Green Sargent Juniper	50	24"	Cont.
<b>Perennials / Grasses</b>					
Ca ac	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Reed Grass	63	#1	Cont.
He HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	51	#1	Cont.
He RR	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	56	#1	Cont.
Ru Go	Rudbeckia 'Goldstrum'	Goldstrum Blackeyed Susan	70	#1	Cont.

**GENERAL CONSTRUCTION NOTES:**

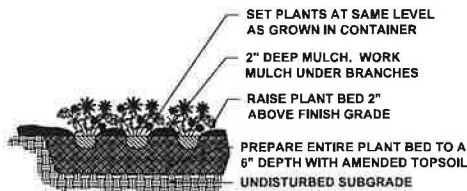
- ALL ALTERATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PARKWAY TREES SHALL BE SPACED NO LESS THAN 40' AND NO MORE THAN 60' APART AS DETERMINED BY DRIVEWAY LOCATIONS AND SUBJECT TO VILLAGE REVIEW AND APPROVAL.
- ALL SHRUBS SHALL BE A MINIMUM OF 24" IN HEIGHT AT THE TIME OF PLANTING PER THE VILLAGES LANDSCAPE ORDINANCE.
- BARTLETT POINTE WEST HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR PERPETUAL MAINTENANCE, REPAIR AND REPLACEMENT OF DEAD TREES, PLANT MATERIALS AND FENCES FOR LOTS 30-33.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUIDISTANT, BACKFILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED AND HAVE ALL TAGS AND ROPES REMOVED.
- TREES SHALL BE STAKED AND GUYED AND WATERING SAUCER AT BASE.
- ALL MASS PLANTING BEDS TO BE BERMED 2" TO 4" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
- LAWN AND BED AREAS SHALL BE ROTOTILLED AND CLUMPS OF SOIL, AGGREGATES AND DEBRIS RAKED OUT AND REMOVED FROM THE SITE.
- ALL DISTURBED LAWN AREAS SHALL HAVE A MIN. OF 6" OF TOPSOIL PLACED AND THEN SEED, FERTILIZER AND BLANKET INSTALLED.
- ALL BEDS SHALL BE EDGED, HAVE WEED PRE-EMERGENTS APPLIED AT THE RECOMMENDED RATE, AND SHREDDED HARDWOOD MULCH SPREAD AT A MINIMUM OF 3" DEPTH.
- ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.



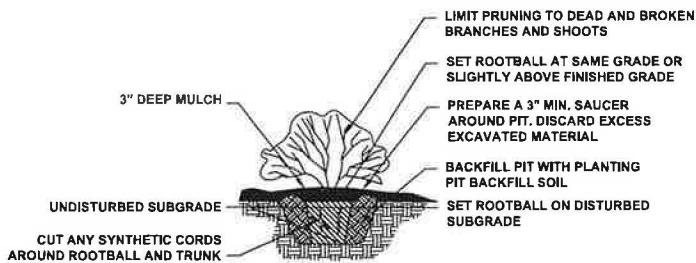
Landscape LOT 33 - Detail



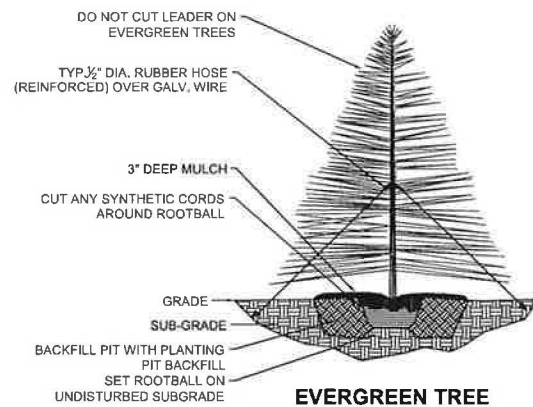
Landscape LOT 30 - Detail



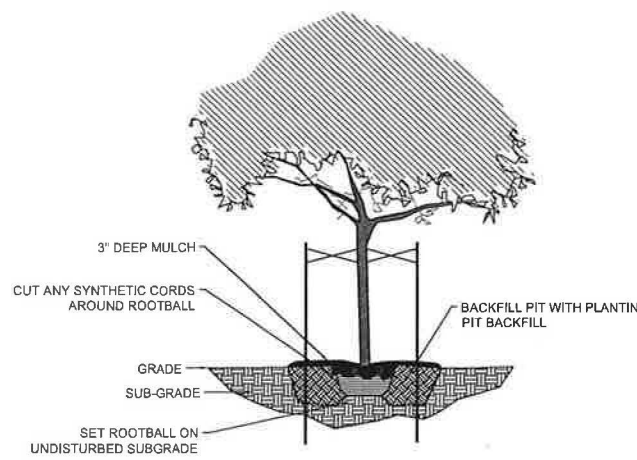
**PERENNIAL, AND GROUNDCOVER DETAIL**  
NO SCALE



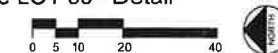
**SHRUB PLANTING DETAIL**  
NO SCALE



**EVERGREEN TREE PLANTING DETAIL**  
NO SCALE



**TREE PLANTING DETAIL**  
NO SCALE



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
9575 W. Higgins Road, Suite 800  
Rosemont, Illinois 60018  
(847) 823-0500

CLIENT: **WYNDHAM DEERPOINT HOMES**  
2250 SOUTHWIND BOULEVARD  
BARTLETT, ILLINOIS 60103  
PHONE: 630 966-1000 FAX: 630 966-1006

NO.	DATE	NATURE OF REVISION	CHKD.	MODEL
1-8-2015		PER VILLAGE REVIEW COMMENTS		
5-29-2015		SITE PLAN REVISION		
FILE NAME	C:\Users\dgotham\Documents\CBBEL 2014 Projects\Wockie-Bartlett			

DSGN: DJG  
DWN: DJG  
CHKD:  
SCALE:  
PLOT DATE:  
CAD USER:  
MODEL:

TITLE: **LANDSCAPE PLAN**  
Bartlett Pointe West  
Bartlett, Illinois  
Douglas Gotham, RLA157.000575

PROJ. NO.  
DATE: 10/23/14  
SHEET 2 OF 2  
DRAWING NO. **L-2**





# Future Land Use Plan

## The Village of Bartlett

### LEGEND

-  Estate Residential  
(0-2 du/net acre)
-  Suburban Residential  
(2-5 du/net acre)
-  Village Center Residential  
(5-7 du/net acre)
-  Attached Residential - Low Density  
(5-8 du/net acre)
-  Attached Residential - Medium Density  
(8-14 du/net acre)
-  Attached Residential - High Density  
(14-34 du/net acre)
-  Commercial
-  Office
-  Village Center Mixed Use
-  Mixed Use Business Park
-  Industrial
-  Municipal/Institutional
-  Open Space/Recreation
-  Utility
-  Municipal Boundary
-  Proposed Road

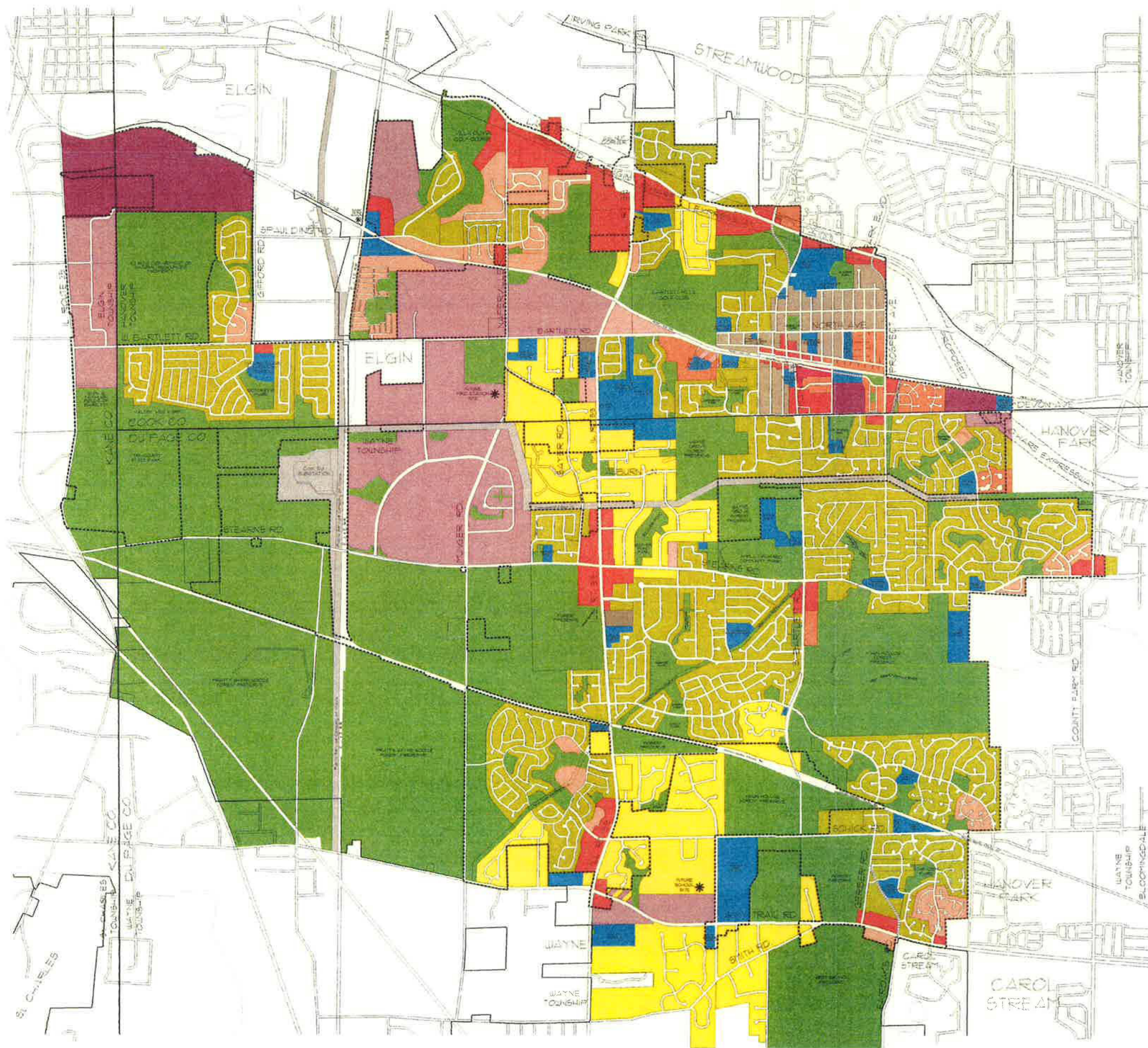
### REVISIONS

ADOPTED	9/8/95
AMENDED	11/4/97
AMENDED	2/17/98
AMENDED	8/22/07
AMENDED	12/21/04

December 2004



Evanston, IL 60201  
(847) 869-2015









## Agenda Item Executive Summary

Case # 15-14 - Zoning Ordinance Text  
Amendment to increase the Building Height in  
Item Name the Industrial Districts from 35' to 45' Committee  
or Board Village Board Committee

### BUDGET IMPACT

Amount: n/a Budgeted n/a  
List what fund n/a

### EXECUTIVE SUMMARY

A Text Amendment to the Zoning Ordinance to increase the Building Height in the Industrial Districts from 35' to 45'.

### ATTACHMENTS (PLEASE LIST)

CD Memo and Location Map of Special Use Height requests.

### ACTION REQUESTED

For Discussion Only  to discuss the project and move forward to the Zoning Board of Appeals for further review and to conduct the public hearing on the Text Amendment.

Resolution \_\_\_\_\_

Ordinance \_\_\_\_\_

Motion \_\_\_\_\_

Staff: Jim Plonczynski, Community Develop. Director Date: 7/10/15

**COMMUNITY DEVELOPMENT MEMORANDUM**

**15-143**

**DATE:** July 10, 2015

**TO:** Valerie L. Salmons, Village Administrator

**FROM:** Jim Plonczynski, CD Director

**RE:** (#15-14) Zoning Ordinance Text Amendment to increase the Building Height in the Industrial Districts from 35' to 45'

---

On June 16, 2015 the Village Trustees directed the Staff to prepare a text amendment to the Zoning Ordinance that would allow taller buildings in the industrial district. Currently the Zoning Ordinance states that the maximum building height in the I-1, Light Industry and I-2 EDA, General Industry, Economic Development Area Districts is 35'. Therefore if a petitioner wanted to request a taller height the petition would require a special use which includes a public hearing and could add an extra 45 days to the entitlement process. The thinking behind increasing the allowable building height to 45' is that it would accommodate the demand for a taller interior ceiling height, minimize the number of special uses for height and speed the process up for industrial builders.

The Village Board has considered three (3) petitions for building height special uses in the industrial zoning districts.

The special uses for building height requests since 2005 are broken down as follows:

<u>Petition #</u>	<u>Name</u>	<u>Height request</u>
2015-08	Ace Relocation Systems, Inc.	38'- PENDING
2012-19	RhinoDox	44'
2006-38	Dania Distribution Center	38'
2005-42	Victory Land Group	40'

The proposed text amendments to the Zoning Ordinance are as follows:

**10-7A-7: SITE AND STRUCTURE PROVISIONS:**

Uses in the I-1 light industrial district shall conform to the following requirements:

- E. Maximum Building Height: No structure or portion thereof, excluding mechanical penthouse structure, shall exceed a height of forty five (45') ~~thirty five feet (35')~~. However, taller structures may be permitted as special uses by the village board.

**10-7C-7: SITE AND STRUCTURE PROVISIONS:**

The following site and structure provisions shall apply to all property zoned I-2 EDA overlay district:

- D. Maximum Building Height: No structure or portion thereof, excluding mechanical



penthouse structures, shall exceed a height of forty five (45') ~~thirty five feet (35')~~. However, taller structures may be permitted as special uses by the corporate authorities.

Attached for reference is a map showing the location of the four Special Uses for building height in the Brewster Creek Industrial Park.

**Recommendation**

Staff recommends forwarding this proposed text amendment to the Zoning Board of Appeals for their review and to conduct the public hearing.

x:\comdev\mem2015\143\_text amendment - Building Height 35' to 45'.docx







## Agenda Item Executive Summary

Item Name	Selection of Architect Firm - Police	Committee or Board	Committee
-----------	--------------------------------------	-----------------------	-----------

### BUDGET IMPACT

*Amount:* Phase 1 \$8,900 Phase 2 \$25,600 - 29,000 *Budgeted* yes

*List what  
fund* Municipal Building Fund

### EXECUTIVE SUMMARY

On April 1, 2015, the Village published a Request for Qualifications (RFQ) for architectural services. Services requested were broken down into three phases. Phase 1 of the project is the space needs analysis phase. Phase 2 of the project is the facility evaluation and options study.

There is no commitment to move beyond Phase 2. However, if after its review of the Phase 1 and Phase 2 reports, the Village Board wishes to continue to Phase 3 (Design and Construction for the Renovation/Addition to the Existing Police Facility or Construction of a New Police Facility), the needs assessment and the facility evaluation and options study will be used as a foundation to determine the site options and building layouts. The Village is under no obligation to proceed to Phase 3.

We received a total of thirteen responses to the initial RFQ. A selection committee reviewed each submittal and narrowed the number of firms to four for the interview phase. The four companies selected for interviews were: CORDOGANCLARK, Dewberry, FGM Architects, and Williams Architects.

The committee unanimously selected Williams Architects as the firm to recommend for a contract to complete Phase 1 (Space Needs Analysis) and Phase 2 (Facility Evaluation and Options Study) as listed in the RFQ.

A proposal from Williams Architects for Phase 1 and Phase 2 of the Phased Architectural Services as stated in the police department's RFQ is attached for your consideration. The costs for each phase are broken down separately. Phase 1 will cost \$8,900 and Phase 2 will cost \$25,600. There are additional reimbursable expenses estimated to be a maximum of \$3,400. The study is expected to take approximately three months.

**ATTACHMENTS (PLEASE LIST)**

Police Department Memo  
Proposal from Williams Architects

**ACTION REQUESTED**

---

For Discussion Only

Resolution

Ordinance

Motion:

Staff: Kent Williams, Chief of Police

Date: July 7, 2015

Patrick Ullrich, Deputy Chief of Police

## POLICE DEPARTMENT MEMORANDUM

15-47

DATE: July 6, 2015  
TO: Valerie L. Salmons, Village Administrator  
FROM: Kent Williams, Chief of Police  
RE: Selection of Architect Firm

On April 1, 2015, the Village published a Request for Qualifications (RFQ) for architectural services. Services requested were broken down into three phases. Phase 1 of the project is the space needs analysis phase. This phase includes evaluating the existing conditions of the Police Department and completing a needs assessment. The assessment will deliver a summary of the potentially needed space and recommended size range. A final space needs program report will also be provided to outline specific spaces and total building areas for current conditions as well as estimates for the future.

Phase 2 of the project is the facility evaluation and options study. This phase includes an analysis of the condition of the existing police facility by the architect and its consulting structural, mechanical, electrical, civil and plumbing engineers and includes a written report of the findings, including cost estimates for renovations and/or any required repairs and site-related construction. Multiple site and building layout concepts that seek to fulfill the department's needs will be provided. Final draft site and building plan layouts will be prepared and provided, along with a project budget and potential construction phasing approach.

There is no commitment to move beyond Phase 2. However, if after its review of the Phase 1 and Phase 2 reports, the Village Board wishes to continue to Phase 3 (Design and Construction for the Renovation/Addition to the Existing Police Facility or Construction of a New Police Facility), the needs assessment and the facility evaluation and options study will be used as a foundation to determine the site options and building layouts. The Village is under no obligation to proceed to Phase 3.

We received a total of thirteen responses to the initial RFQ. A selection committee consisting of Chief of Police Kent Williams, Deputy Chiefs Joseph Leonas and Patrick Ullrich, Public Works Director Dan Dinges and Assistant Village Administrator Paula Schumacher reviewed each submittal and narrowed the number of firms to four for the interview phase. The four companies selected for interviews were: CORDOGANCLARK, Dewberry, FGM Architects, and Williams Architects. These companies were provided tours of the Police Department.

Each of the four companies was evaluated by the committee on the basis of their presentation, the qualifications of the firm and general reputation, qualifications of their staff, prior experience on similar types of projects, and related experiences of the project team.

The committee met and unanimously selected Williams Architects as the firm to recommend for a contract to complete Phase 1 (Space Needs Analysis) and Phase 2 (Facility Evaluation and Options Study) as listed in the RFQ.

Overall, the committee was impressed with Williams Architects' presentation, specifically related to the following areas:

- Willingness to involve all stakeholders throughout the process
- Response to the ways in which they minimize change orders
- Ideas for preserving the department's culture in the design of the building
- Involvement of their staff (including president and vice president) throughout the process
- Providing a "cost of doing nothing" analysis as part of their report
- Ideas for potential expansion & renovation or new building on the current site
- Designing the building according to the workflow of staff (patrol, detectives, etc.)
- Desire to limit constructing one to two police departments per year to ensure customization and attention to the projects
- Municipal experience over the last 40 years of the firm's existence
- Commitment to listening to the customer, which was demonstrated throughout their presentation
- Knowledge of Bartlett and experience in Bartlett

Members of the selection committee contacted Williams Architects' references and received positive feedback. Each of the references stated they were very pleased with Williams' work and would hire the firm again.

A contract with Williams Architects for Phase 1 and Phase 2 of the Phased Architectural Services as stated in the police department's RFQ is attached for your consideration. The costs for each phase are broken down separately. Phase 1 will cost \$8,900 and Phase 2 will cost \$25,600. There are additional reimbursable expenses estimated to be a maximum of \$3,400. The study is expected to take approximately three months from the time the contract is signed.

26 June 2015

Patrick Ullrich  
Deputy Chief, Operations  
Bartlett Police Department  
Village of Bartlett  
228 S. Main Street  
Bartlett, IL 60103

Re: Space Needs Analysis and Facility Evaluation and Options Study  
Bartlett Police Station  
Williams Architects Proposed Services

Dear Deputy Chief Patrick:

Williams Architects is excited and grateful to have been selected by the Village of Bartlett for this most important study! We have responded below with our recommended scope of services and their associated fees based upon the Village's Request for Qualifications and the clarifications you have provided. Please review so we can refine our scope and fees to best match the Village's goals.

#### **PROJECT KICK-OFF / DATA COLLECTION / FACILITIES TOUR**

- Review project history, Village goals and project schedule.
- Identify the Project Team and prepare a Project Directory.
- Receive and review all existing conditions drawings and maintenance, staffing, village growth, police call volume, etc. data provided by the Village with respect to the Project and meet with key staff to gather additional input.
- Define overall expectations and necessary tasks and responsibilities.
- Develop detailed work plan and project schedule.
- Evaluate Program and overall project parameters.
- Conduct tour of 2–3 recent and well-designed police stations with the group of involved police staff.

#### **EXISTING CONDITIONS ANALYSIS**

- Tour the existing facility with our civil, mechanical, electrical and plumbing engineers and provide a written report of our findings, including cost estimates, for renovations and/or any required repairs and site-related construction.
- Review facility for general conformance to building codes, ADA, Illinois lock-up standards and CALEA requirements.
- Determine any general civil, mechanical, electrical and plumbing deficiencies.
- Provide an overview of the current facility as it relates to current code requirements.
- Compare features of the existing facility to current trends in police facilities.

## **PROGRAMMING / NEEDS ASSESSMENT**

- Review the Village provided current police staffing and the estimated changes in the next 10 to 20 years.
- Prepare space needs questionnaires for each police department function that incorporates the Village estimated current and future staffing levels.
- Provide them for distribution to the appropriate police staff and assist with explanations as may be needed to help staff understand how to provide the requested information.
- Review the completed questionnaires and interview each person or group that filled them out to discuss and understand the information requested and the expected space needs.
- Prepare a draft space program that lists each potentially needed space along with its recommended size range. This program to factor in the common spaces and indicate the potential total gross area of the building.
- This to reviewed with the police and village leadership staff to review and target the current and future space needs for the department.
- Process concludes with a final space program that shows the space by space and total building areas for the current, 10 year and 20 year estimated space needs that are to be reviewed and approved by staff.

## **CONCEPTUAL PLANNING**

- Review results of the existing conditions study and space programming. Discuss the existing building and site's constraints and opportunities. Review potential phasing approaches and options for the police department to maintain their services throughout the construction phase(s). Brainstorm renovation, addition, partial demolition and other options that could provide the current and future needed spaces and functionality.
- Prepare multiple site and building layout concepts that seek to fulfill the department's needs.
- Meet with staff to review, discuss, debate and critic the concepts and find the better ideas to further develop and refine,
- Rework and refine the better concepts and meet with staff again to repeat the review process and select the best concepts for final refinement and budgeting.
- Refine the best concepts and prepare project budgets.
- Meet with staff to review and discuss construction phasing and approach to meeting the long term needs.
- Prepare the final draft site and building plan layouts along with project budget, schedule, construction phasing approach and likely long term future improvements.
- Review and determine any final refinements and documents needed for public/Board presentation.
- Present, review, discuss and debate the findings, options, budgets and recommendations with the Board and the public. Receive the Board's directions.
- Refine the documents based upon the Board's directions and prepare the executive summary and the final draft study notebook for review, comment, correction and approval by staff.
- Provide a draft, owner architect, basic services agreement for the project as directed by the Village.

## **DELIVERABLES**

- A. Notebook that contains the existing conditions reports, space programs, colored site and floor plan diagrams for the chosen options, project budgets, phasing recommendations and executive summary.



## PLANNING SCHEDULE

- A. Study expected to take approximately 3 months with timely Village decisions and requested data.
- B. Detailed meeting matrix that will list each meeting, agenda and completion date to be developed after the kick-off meeting.

## SERVICES THAT ARE NOT INCLUDED:

- 1. Measuring the building or site
- 2. Involvement of structural engineering consulting services.
- 3. Site surveying, soil borings, and materials testing.
- 4. Environmental review, investigation or testing.
- 5. Review and/or planning of other sites
- 6. Detailed cost estimating.
- 7. Invasive or detailed review of the existing conditions.
- 8. Detailed review (itemized) for compliance with the ADA or State of Illinois Handicapped Accessibility requirements and other code requirements.
- 9. Exterior elevation design or detailed floor plan development.

## FEEES AND COSTS

- 1. For the existing facility investigation by WA and the civil and MEP engineers, the services are to be provided on a lump sum basis of Eight Thousand Nine Hundred Dollars (\$8,900).
- 2. For the remainder of the services listed above, including the space programming, concept development, site and floor plan diagrams, project budgeting, staff meetings, presentation and final report, the services to be provided on a lump sum basis of Twenty Five Thousand Six Hundred Dollars (\$25,600).
- 3. Reimbursable expenses (times a 1.15 multiplier) for all directly related project expenses to a maximum of Three thousand Four Hundred Dollars (\$3,400).

## OPTIONAL ADDITIONAL SERVICES

- 1. To investigate additional sites (existing building review not expected or included), including civil engineering review, site planning, budgeting and drawings for inclusion amongst the options for consideration by staff and the Board, the services to be provided on a lump sum basis of Nine Thousand Nine Hundred Dollars (\$9,900) for each additional site.
- 2. For any other owner requested additional services, that are approved in writing, shall be provided on an hourly basis from the rate table below:

**2015/2016**  
**WILLIAMS ARCHITECTS**  
**RATE TABLE**

Principal II .....	\$ 208.00/Hour
Principal I .....	\$ 191.00/Hour

Associate Principal.....	\$ 177.00/Hour
Senior Associate/Senior Project Mgr.....	\$ 171.00/Hour
Associate / Project Manager .....	\$ 156.00/Hour
Architect III.....	\$ 138.00/Hour
Architect II.....	\$ 127.00/Hour
Architect I.....	\$ 114.00/Hour
Project Coordinator IV.....	\$ 104.00/Hour
Project Coordinator III .....	\$ 95.00/Hour
Project Coordinator II .....	\$ 81.00/Hour
Project Coordinator I.....	\$ 70.00/Hour
Project Technician II.....	\$ 53.00/Hour
Project Technician I .....	\$ 42.00/Hour
Aquatic Engineer II.....	\$ 164.00/Hour
Aquatic Engineer I.....	\$ 125.00/Hour
Director of Marketing.....	\$ 153.00/Hour
Marketing Coordinator .....	\$ 111.00/Hour
Accounting.....	\$ 147.00/Hour
Secretarial.....	\$ 104.00/Hour
Clerical.....	\$ 74.00/Hour
Director of Interior Design .....	\$ 140.00/Hour
Interior Designer V.....	\$ 109.00/Hour
Interior Designer IV.....	\$ 91.00/Hour
Interior Designer III .....	\$ 72.00/Hour
Interior Designer II .....	\$ 60.00/Hour
Interior Designer I .....	\$ 43.00/Hour

Mark Bushhouse shall lead the planning effort and be supported by Scott Lange and other design professionals at Williams Architects, W-T Engineering and a civil engineer to be selected by WA and approved by the owner.

The owner shall be invoiced on a monthly basis for the work that is completed in the prior month. Payments to be made in compliance with the Illinois local government prompt payment act. Architects standard of care shall be in keeping with the AIA standard contract language.

Thank you again for this opportunity to assist the Village of Bartlett with this important planning study to determine the best approach to meet the Department's current and long term facility needs!

Cordially,



Mark S. Bushhouse, AIA  
President

The Village of Bartlett hereby accepts the terms and conditions indicated above and authorizes Williams Architects to begin their services immediately:

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

